

22502 & 22544 DIXIE HIGHWAY
PERRYSBURG TOWNSHIP, OH 43551

COMMERCIAL BUILDING FOR LEASE
5,876 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	Corner bldg. - \$4.50/sf NNN
Building Size:	Corner bldg. – 5,876 sf
Acreage:	Approx. 2.66 acres
Closest Cross Street:	Dowling Road
County:	Wood
Zoning:	Unzoned
Parking:	50 spaces
Curb Cuts:	Three
Street:	4 lane



For more information, please contact:

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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

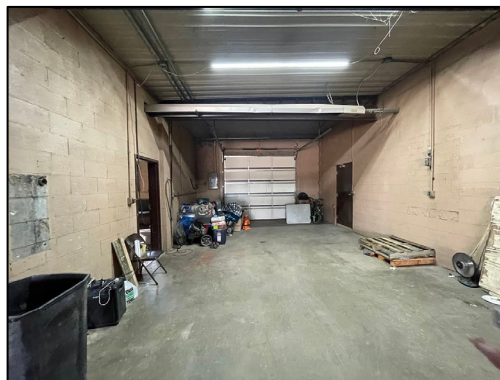
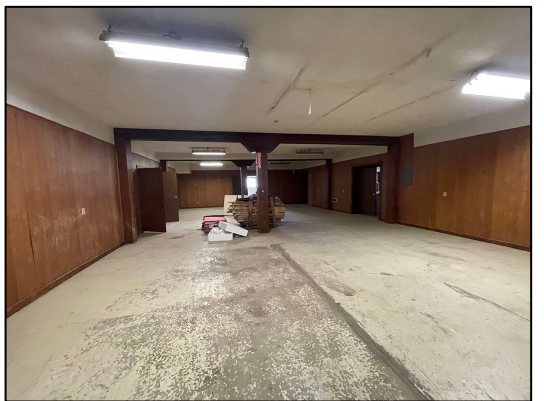
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BUILDING SPECIFICATIONS – CORNER BUILDING

Exterior Walls:	Block & metal
Structural System:	Block & frame
Roof:	Flat
Floors:	Concrete
Floor Coverings:	None
Ceiling Height:	Varies
Basement:	No
Heating:	Propane (2 furnaces)
Air Conditioning:	None
Power:	Multiple panels – 200a/120v
Restrooms:	2
Security System:	No
Overhead Doors:	Two
Sprinklers:	No
Year Built:	1932
Square footage:	Approx. 8,629



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- Unzoned corner parcel in Perrysburg Township.
- Midway point between Perrysburg and Bowling Green.
- Large enclosed outdoor storage areas.



Stoned lot



Recently updated septic system

LEASE DETAILS

Term:	3 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	Utilities, NNN expenses and content liability insurance. NNN expenses (taxes & insurance) = \$1.25/SF.

UTILITIES

Electric:	Toledo Edison
Gas:	Propane
Water:	Well
Sanitary Sewer:	Septic

TRAFFIC COUNTS (TWO-WAY)

DIXIE HIGHWAY	9,672 (2022)
SR-582	5,857 (2022)
DOWLING ROAD	344 (2022)

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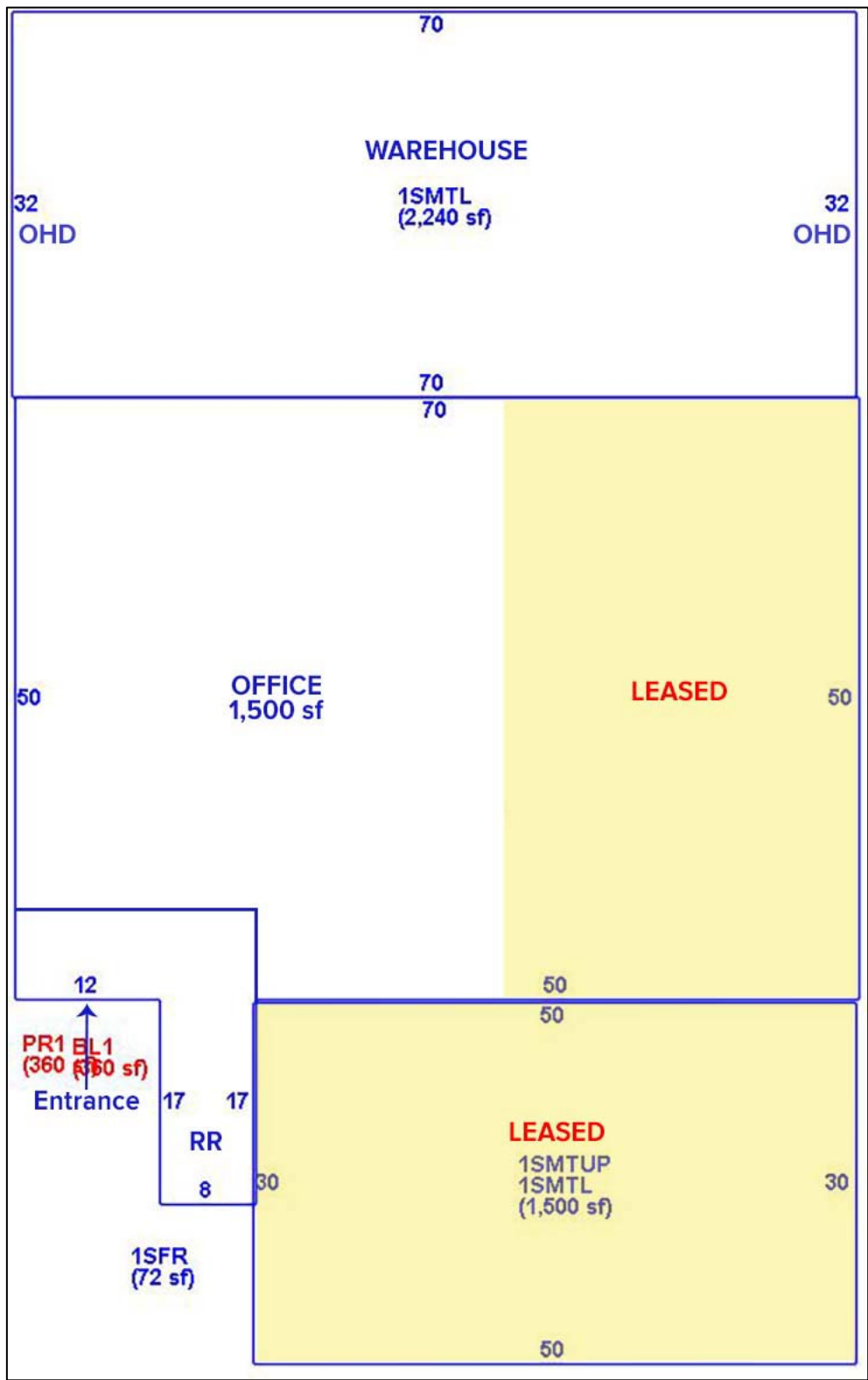
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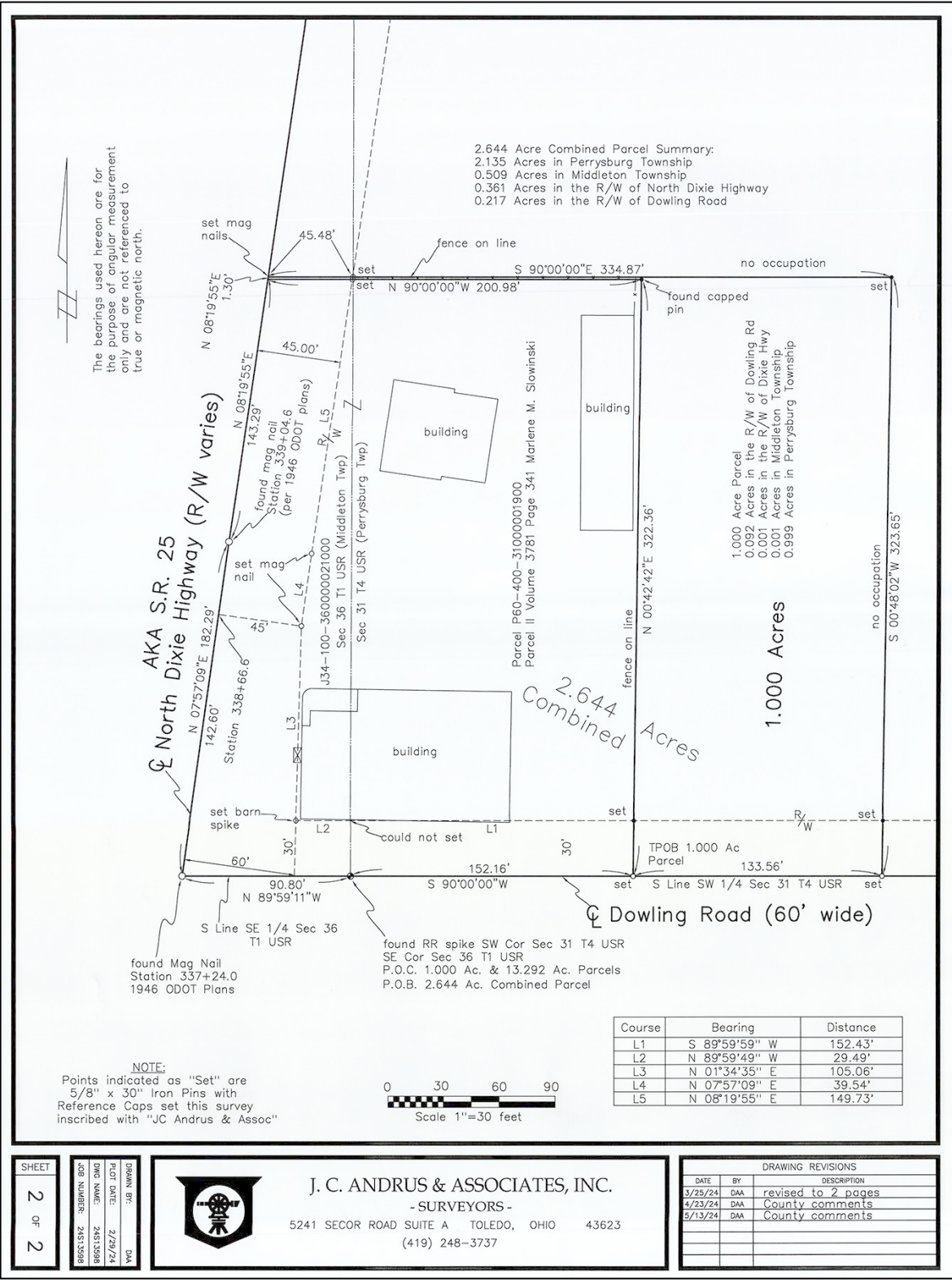
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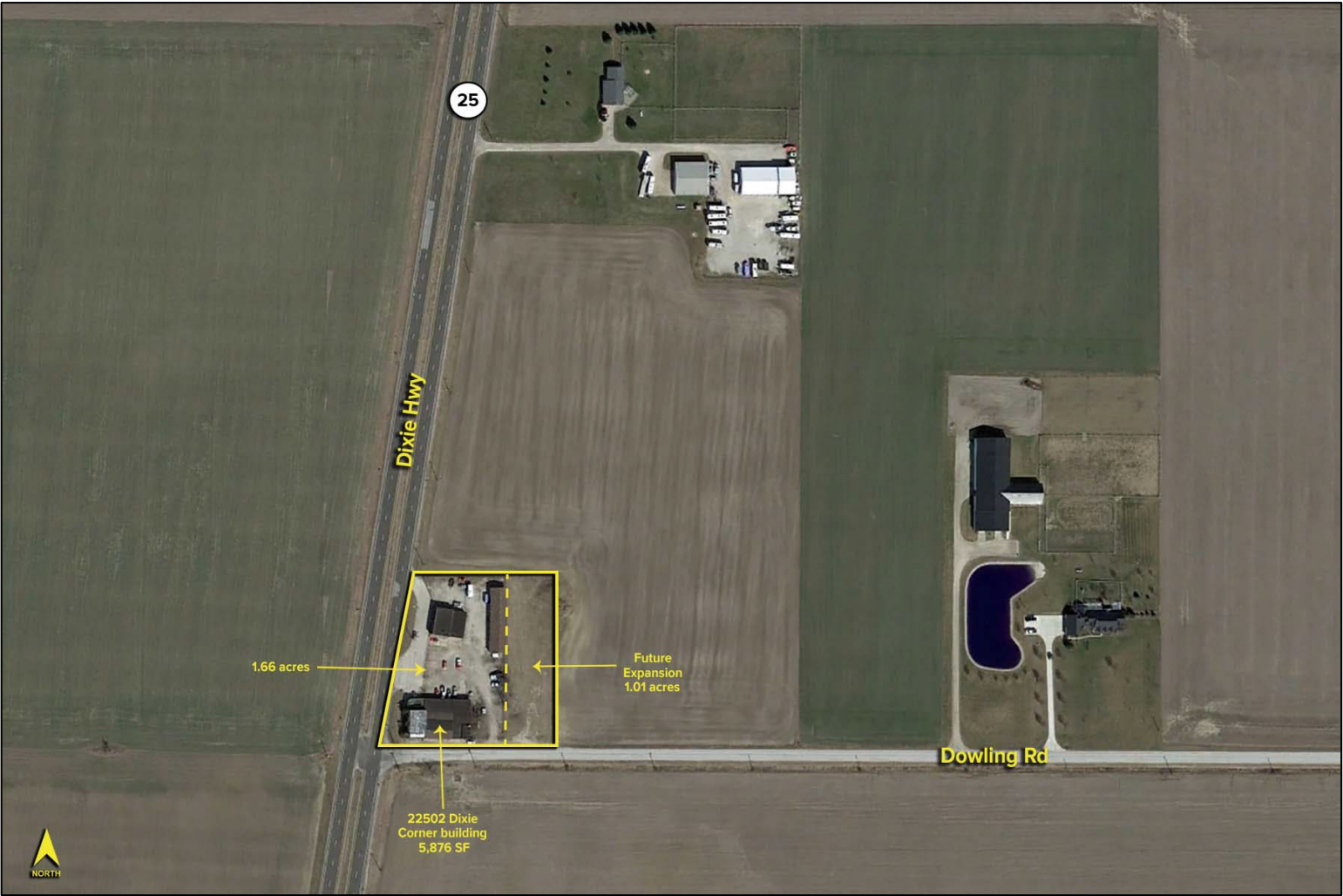
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2025 TAX INFORMATION					
Parcel	Acreage	Taxes	Land Valuation	Improvement Valuation	Total Valuation
P60-400-310000019500	1.15	\$7,348.70	\$48,300	\$247,200	\$295,500
J34-100-360000021000	0.50	\$143.76	\$7,900	\$0	\$7,900
P60-400-310000018000	Approx. 1.01	\$858.62	\$124,600	\$0	\$124,600

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